farms for Warriors

ong Island Brokers and Developers Urge Passage of Land Settlement Measure of Senator Black-Would Help the Soldiers and Sailors

set of returning soldiers and sailors at of returning soldiers and sailors. The committee also favored an energetic propaganda for the passage of the proposed law, not only because of the sail and Meade C. Dobson, on the sail and Meade Committee and the sail and s et of returning soldiers and sailors. assistance in selling products raised.

The Long Island Real Estate Ex- a low interest rate; with provision for sage is strongly in favor of the financially aiding actual settlers in ate land settlement bill, which has equipping farms and for supplying see prepared especially for the ben- expert advice and direction, and also

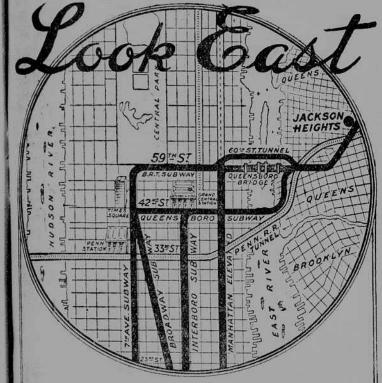
preference to be given to dis-soldiers and war industrial on long-time payments, at bany shortly to impress on the Legis-

REAL ESTATE FOR SALE BOROUGH OF QUEENS

REAL ESTATE FOR SALE

nvestors!

Builders! Operators!



To Jackson Heights

Community of Garden Apartment Homes Twenty Minutes and a Five Cent Fare 4 Subway Lines and One Railroad direct to Jackson Heights

Interboro Subway at 42nd St.

Grand Central Station, via Queensboro Subway to Jackson Heights Broadway Subway Turns East

59th St., via 60th St. Tunnel (under construction) to Jackson Heights

Manhattan Elevated at 59th St. econd Ave. Elevated, via Queensboro Bridge to Jackson Heights

7th Avenue Subway at 42nd St.

Times Square Station, via Queensboro Subway to Jackson Heights Penn-Long Island R. R. at 33rd St.

The History of Washington Heights is repeating itself at Jackson Heights

Garden Apartment Homes, Children's Playgrounds Tennis Courts, Bowling Alleys, Hall for Social Activities, etc. Five Stations of the Dual Subway System

25th St. (Corona Line) the principal station Jackson Heights comprises Over 100 City Blocks

The Queensboro Corporation Bridge Plaza, Long Island City

Manhattan Office 50 E. 42d St., Cor. Madison Ave. Telephone Murron Hill 7057

Jackson Heights Office Opposite 25th St. Subway Station Telephone Newtown 2361

Kew Bacdens

Long Island. 16 Minutes from Penn. Station.

Kew Gardens Construction Co. is

Now Building Houses

for sale or on order from plans of distinction

Edgeworth Smith, 1 W. 34th St.

Forest Kills Gardens

SAGE FOUNDATION HOMES CO.

FACTORY BUILDINGS

TWO BRICK-ONE FRAME
Having a combined floor area of over 75,000 sq. ft.

AT LONG ISLAND CITY

Can be altered to suit any kind of manufacturing inquiries from principals only will be considered

JOHN BOESE, Architect,

280 Broadway

FACTORY SITES

Railroad and Water Fronts

9 Jackson Ave., Long Island City

HOLLIS HOME

JACKSON HEIGHTS

G. E. CLAY

To visit Jackson Heights, by most convenient route, take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to Z5th St. Station.



EGENE WEBER, 223 18th Street,

maica (King Park) Section

m, artistic decorations; steam electricity; glass inclosed porch F. W. SCUTT & CO.

INDUSTRIAL SITE

Rail and Deep Water BLOODGOOD CO., Long Island City.

COZY SUBURBAN HOME rooms, bath, afeam, electricity, etc. Frice, \$6,750; mortgage, SEETH-MURRAY CO.

New Water Front Bungalow 2) Howard Seach station, 22 minutes' rates; \$1,250; \$150 cash or laberty W St., Eronkiya, Telephone Main 3211. | Qu



lots.

H. S. Fullerton, head of the Farming-dale Agricultural Experimental Station, said that he was sure that the movement to the farm would be very noticeable in the next few years. He has spent much time among the soldiers at Camp Upton, and he made the statement that out of a group of 2,000 two-thirds of the men signed slips that they were through with the city and the factory, and it was the farm that they were headed for.

He said that the soldier had come to the realization of the fact that as good a living can be secured out of the farm as out of any other occupation.

Tale of Bounding Realty Values

Greene Street Fee and Lease Values Move Up Quickly in Short Time

Lorenzo I. Jones has leased the fivestory building at 81 Greene Street for
the next ten years at a total rental
of \$33,000. The deal, which was arranged by the Charles F. Noyes Company, is interesting in view of the fact
that several profits have been taken
through the purchase and resale of
the property in the last six weeks, and
that the rental to be paid for the property until 1929 gives it a value equal
to twice what it was purchased for on
December 29 last by Richard S. Elliott.
Mr. Elliott paid \$20,000 for the property, held it two weeks and resold it
through the Noyes Company to Mr.
Jones for \$23,500. Although this was
a substantial advance Mr. Jones could
have resold the property at a profit of
\$4,000, and in cash. On advice he refused the offer. Apparently he was
wise in doing so in view of yesterday's
transaction, which stamps the value of
the property at \$40,000. Mr. Noyes
made the statement that the building is
worth that much alone. The Columbus
Polish Company is the lessee.

The deal indicates that profits are
not always to be found in prominent
locations; that in the forgotten sections lies fortunes perhaps as great, in
view of the amount invested, as will
be found in the more prominent sections of the city. Lorenzo I. Jones has leased the five

Buys 75th Street Home

Charles D. Hazen has bought the four story dwelling at 42 East Seventy-fifth Street through Pease & Elliman. The house is on lot 19 feet wide and 102.2 feet deep, between Madison and Park avenues. REAL ESTATE

LONG ISLAND

REAL ESTATE LONG ISLAND

For Sale at Woodmere SIX HOUSES

These homes were built as an investment-to lease-and have never been unoccupied since their completion-They are in good condition and could not be built to-day at within 50% of the cost of con-

To close the affairs of the builders and owners, the Frank Cotter Co.—the houses will be sold on very reasonable terms, for delivery May 1st, when present leases expire.

For plans, prices, etc., apply to

WM. K. MacDONALD, Woodmere, L. 1. Tel. 3128 Woodmere.

MOORE & WYCKOFF,

For Rent, Furnished

Beautiful, well located Estate of 10 Acres, with spacious residence of 13 rooms and 5 baths, large screened verandas; combination garage and stable, with man's quarters, and other outbuild-

Also well furnished house of 8 rooms, 3 baths, six minutes from depot, furnished, for year or more, at \$125.00 per month.

These are two exceptional propositions which must be seen to

J. WILSON DAYTON

BAYSIDE, L. I.

Tel. Bayside 2641-3099

DO YOU KNOW ANY ONE WHO WISHES TO BUY OR RENT a aubstantial Home? I am a salesman of Westchester County real estate. I will pay ¼ of my commission if I am able to sell or rent any one you tell me of. The source of my information will be field confidential. I will call or you can write me. Brokers and

AT DOUGLASTON, L. I. and golf links available; also country pating and bathleg. Sold to settle es-J. W. DOCLITTLE, Woolworth Building, Phone 7294 Barclay or 2733-J Bayside.

Great Neck to Huntington North Shore of Long Island Estates, \$10,000 to \$200,000. BAKER CROWELL, INC.

An Elmhurst Investment Reasonable terms
PETER HARPER
Elmhurst Real Estate Exchange
At Elmhurst Ave. Subway Station
Elmhurst, Leng Island

WESTCHESTER COUNTY



BETWEEN RYE & WHITE PLAINS. 20 acres high land. House new and modern; 5 masters bedrooms, 4 baths, 5 servants rooms; garage and gardener's cottage. SALE OR RENT.

Charles Field Griffen & Co.,

Nine rooms; fine construction, all improvements feet front 250 feet deep; hargeler; also Cuteens, construction force, included throughout; all nements, hargain, terms, trolley and station, carrives Heights (conser), 157, Harriman are, AT MERRICK WESTCHESTER COUNTY

TEATURE TO THE TEATUR Why Not Build Now?

THE Delafield Estate offers you th services of the leading architects New York—the assistance of honest. capable, and experienced contractors 摄 -the most picturesque plots

AT FIELDSTON

a highly restricted, healthful, established residential community—and the most accessible, lying as it does just up-town in the Park District of the city. And all to suit your requirements - with equitable financing as well. A visit to Fieldston will convince you. Particulars furnished

GEORGE HOWE, 527 Fifth Ave., New York

FOR RENT SEASON 1919

Palatial fireproof residen Ten master bedrooms, sixte

CHAS. FIELD GRIFFEN & CO.,

CHARMING IS THE WORD

which describes this 6-room and bath "homey" house, and you would think so, too, if you saw it. Has hot water heat, electric light, plenty of closet room and a GARAGE. Only 45 minutes from 42nd St. or a 10c, fare by subway and trolley. The price is \$7,500 and the terms easy. Charming, Box 43, Tribune Office.

Country Estate 10 to 500 Acres

Suitable for investments home,
Club or large estate,
Well located North Shore,
Colonial house, modern improvements,
Garage, stables, poultry plant,
Farm buildings, Main house,
Will be soid separately,
Priced very low,
For a quick sale,
L. B. Gildersleeve, 1 West 84th St., N. X.

Long Island City's Largest Office Building Bought by Investing Syndicate



The Queens Plaza Court Building, Long Island City, was purchased last week by the City Real Estate Company, through William D. Bloodgood & Co., by a syndicate of rich investors. and equitable tax law and the correction of the well recognized dangers in the present confiscatory tax burden on realty.

The bill provides for a moderate tax on personal incomes, for a broad business tax and for a distribution of future tax levies upon the broad base thereby created. Eighty per cent of the new taxes would be returned to the locality where accruing.

The Merchants' and Manufacturers' Association, presented a bill to provide for a tax on unincorporated businesses.

Revision of the

Draft of New Tax Meas-

ure Accepted in Light of

Tax Law Taken

Initial Step for

Mouquin to Remain On Fulton Street

A new \$100,000 restaurant is planned by Louis C. Mouquin at 147 Fulton Street, through the block to Ann Street, and adjoining the present Mouquin's restaurant. Mr. Mouquin holds this property under a long lease from the Wendel estate and has commissioned W. E. Bloodgood to prepare plans for the new building, which will be a model in that class of construction. Presentation of Preliminary

tion.

The present quarters of Mouquin's have been taken for the enlargement of the National Park Bank.

ure Accepted in Light of Progress; Many Favor It The preliminary draft of a law, which may be the basis of a revision of the New York tax law, was presented last week to the joint legislative committee on taxation, Senator Frederick M. Davenport, chairman, by the Advisory Council of Real Estate Interests, represented by Chairman Alfred E. Marling, Waiter Lindner as counsel, Samuel H. Beach president,

counsel, Samuel H. Beach president, and Charles A. Miller, counsel of the State Savings Banks Association, and Lee Day Woodworth, secretary. The bill is also before the tax com- Buyer of 80th Street Dwelling

mittees of the State Tax Association; the State Conference of Mayors and the dwelling house at 130 East Eightiet; sub-committee; the New York Street, sold recently by Pease & Elli City Mayor's Committee on Taxation | man for M. E. Levor. Mr. Auerbach re and Mortgage Loans, and many tax-payer and commercial bodies, all of which are interested in providing the Empire State with a more adequate Eightieth Street house.

REAL ESTATE FOR SALE NEW JERSEY

REAL ESTATE FOR SALE NEW JERSEY

VERMILYE ESTATE

BIRTWHISTLE & LIVINGSTON F. B. PROBST-Sole Agents

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THE WIND

Just Across 42d St. Ferry

30 minutes from Times Square, or

ight brick, then fool by connecting extra layatory, garage, on about 13,750 sq. ft. of land, a beautiful suburban Home within the reflected light of Manhatian. For price, etc., see

F. R. Wood, W. H. Dolson Co.

2240 Broadway, Cor. 80th St.

Maplewood

New Jersey

Bu-Dal Company at station, Maplewood, N.

FLORIDA

FLORIDA

Buy a Commercial Grapefruit Grove

LAKELAND HIGHLANDS

A 10-acre grapefruit grove will pro-ide an income equivalent to 5 per cen

net profits on a basis of only \$5 PER TREE, or \$240 PER ACRE, which is

only one-fourth of the maximum returns on good groves. Even \$5 per tree will NET 40 per cent on the investment. The income on a grapefruit grove begins after the fifth year. Our illustrated booklet answers all questions. Write for a copy and read it. Then, if you are in a position to finance a grove, visit the property and spend a week at the Country Club as our guest.

W. F. Hallam & Co., 225 5th Av., N. Y.

ONE-EIGHTH OF THIS SUM.



FOR SALE After 49 years of direct po-sion under one ownership

East Orange Six-room semi-bungalow brand new: possession April 1st., \$6,500. All latest improvements Nicely located on good size lot. Ideal for small family. You appreciate congental neighborhood and a home above the ordinary in appearance and construction. Bring your architect or builder to crail cise. Come prepared to buy. CONNOLLY. & CONNOLLY, opposite Ampere Station, East Orange, Office open Saturday Tell Orange 1261. Sundays, Orange 5277-W and 5812-J.

EAST ORANGE 5 rooms \$5,200 Semi-bungalow, brand new, steam, gas electricity; open fireplace, parquet floors convenient location. Terms.

CONNOLLY & CONNOLLY, Opp. Ampere Station, East Orange, N.

FOR SALE in the Finest Residential Section of Hackensack, N. On the Heights, perfectly appointed gestleman residence, every modern convenience: 13 recome an baths; large garage, tool house, etc., or corner plot of about an acre, beautifully laid out is lawns, garden, drive, etc. Can be bought for 250, below cost; owner leaving town. Seen by appointment. Address Box 201, Hackensack, N. J.

MONTCLAIR, N. J. Attractive house, 9 rooms, 4 batterery imp't.; sun parlors, sleeping percent for 10 percent for Ernest M. Marshall, Upper Montclair

MONTCLAIR \$18,500 Beautiful tapestry brick residence, it most exclusive part of the South Side contains centre hall, larse living room, dining room butter's pantry, tiled kitchen, 5 bedrooms, 3 the baths, immense sleeping porch and paim room, all interior woodwork inished old fvory; copper toader, and gutters. The construction and fields are stell as are only found in best of private homes MURDOCH, op. Lackawanna, 'Phone 515 Monticlair

\$1,000 Cash! and quarterly payments will buy a Farm 197 acres for \$7,090, between New Brunswi ind Princeton. Telephone 2596—Beckman

Howard Goldsmith, 63 Park Row.

Englewood, N. J. Desirable Properties BIRTWHISTLE & LIVINGSTON.
48 Dean St., Englewood, N. J. WESTCHESTER COUNTY

Larchmont Terrace Situated in the most beautiful

section of Larchmont, only 45 minutes to Grand Central Station. A Real Homelike Colony, ALL IMPROVEMENTS. Plots and lots on very

attractive terms.
BUY NOW BEFORE BUILDING
STARTS. Larchmont Terrace Corporation

Specialists in Westchester, Near-by Connecticut and Properties — Insurance - 1 - Insurance - Insur

Business Claims

Brevoort Hall, on Fifty-fourth Street,

site 49 feet wide and 100 deep deep on the south side of the street, 70 feet west of Third Avenue. It has been west of the mission for forty years.

Operators Buy in 96th Street O'Reilly & Dahn have sold for the

UNFURNISHED APARTM'TS TO LET UNFURNISHED APARTM'TS TO LET

APPLICATIONS can now be received for the limited number of Apartments to be let from October First, Nineteen Hundred and Nineteen, in the following very high class apartment houses: West End Avenue Number 300 at 74th Street A Number 575 at 88th Street 325 " 75th 334 " 76th 600 " 89th 680 " 93rd 450 " 82nd 472 * 83rd 520 * 85th 525 * 85th 930 " 105th In the following apartment buildings in other high class residential locations of the West Side, applications can also be received for a limited number of apartments: Number 252 W. 85th Street A Number 2 W. 88th Street 156 " 86th " 176 " 87th " 514 " 114th " Number 275 Central Park West at 87th Street 131 Riverside Drive at 85th 596 Riverside Drive at 137th MARK RAFALSKY & COMPANY 21 EAST 40TH STREET NEW YORK TELEPHONE: Vanderbilt 2027

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A Series of FACTS-10

THAT twenty-three of New York's finest Apartment Buildings in the leading residential section are under our management is conclusive evidence of our ability.

Little details of big achievements in keeping the cost of operation down-the management efficiency up—are avail-able to building owners who are interested in knowing more about the type of service we are rendering.

Douglas L. Elliman & Co. Town and Country Reside 414 MADISON AVE. 12 48th Street - Murray II

HESS Business Property

CITY REAL ESTATE

INVESTMENT. Goodwin & Goodwin, 148 W. 57th St.

REAL ESTATE TO LET

Fifth Avenue

Offices

5,000 to 20,000 sq. ft.

New building

Superb Light

Wm. A. White & Sons

46 Cedar Street

Tel. 5700 John

REAL ESTATE

Palenville-Catskill Mountains

SEETH-MURRAY CO. 355 Fulls



NICHOLSON COMPANY, Lyndhurst, N. J.

HACKENSACK HOMES

All Sizes, Complete Lists,
LOUIS W. SHAFFER, 725 MAIN ST BOROUGH OF QUEENS

BUSINESS PROPERTY, FACTORY SITES, DEVELOPMENTS AND BUILD-BRS PROPOSITIONS, LARGE LIST OF PROPERTIES, JAMAICA AND LONG ISLAND, BOOTH, HAUGAARD & JOBES, INC. 5 UNION HALL ST., JAMAICA, N. Y.

ANOTHER LITTLE GEM-\$5,500, slectric gas, steam heat, parquet floors, driveway; \$1,00 cash necessary; 5 minutes aubway, main statio L. I. Railroad, B. H. SWEET, 324 Fulton st. Jamaica.

BUSINESS PROPERTY FOR SALE AT Forest Hills, L. I.—Near railroad station; in one, two or more lots; reasonable terms.

McGlRR'S, 264 West 34th st.

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Astoria, N. Y. "Phone 537 Astoria."

BICHMOND HILL HOUSES.

\$7,000 TO \$15,000, ON EASY TERMS.

EDGEWORTH SMITH, 1 West 34th st., N. Y. C. KELLEHER, P. O. Box 247, Oyster Bay, L. L.

OWN YOUR OWN ORANGE GROVE IN Fruitland Park, Florida's finest lake-jewelled highland section, way above sea level. A few dollars a month will buy it. Plant peaches, a quick money crop, with oranges, and the peaches may be made to pay not only for your land and orange grove but yield a profit besides. We can produce you a better orange grove for less money than any one in the State and in Florida's greatest section. Fruitland Park is best, We can prove it. Write for a book of actual photographs, the interesting story of a Fruitland Park farm and why peaches may pay for it. Lake County Land Owners' Association, 295 Paim Ave., Fruitland Park, Lake County Land.

FOR SALE—Orange Grove Pinellas County, Fla. Sales past three years, \$33.750; total expenses same three years, \$8.500; not profit, \$25.250; when in full bearing output certainly doubled. On brick highway: beautiful, well developed region; ait water fabring, boating; three fine golf courses near; sell at bargain account injury. For price, acreage and vary interesting details write Box 2, Dunedin, Florida.

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TIDEWATER VIRGINIA FARMS, \$20 PER ACRE and up, with buildings; two crops year raised; convenient to achools, churches and markets. R. B. BROUN & CO., Brown's Store, Va.

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FURNISHED APARTMENTS TO LET ASTONISHING CALIFORNIA BUNGALOW BAR- BEAUTIFUL 3-ROOM APARTMENT, FURNISHED gain, in Rutherford's pretiest location, 8 rooms of unfurnished, 42 Emat 78th, MURRAY,

enement, with two stories, four families or foor, rent over \$2,300 per annum; price rea BRYAN L. KENNELLY, 156 Broadway

311 CONVENT AVENUE, near West 1430 st. four story and basement brownstone dwelling. 11 rooms and bath; butler's party; hardwood trim; price reasonable; might BRYAN L. KENNELLY, 156 Brondway.

CENTRAL Plot for heavy business, 37th, near 9th av., 75x98; brick buildings; net lease. DIMICK ESTATE, 156 Broadway.

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FREEPORT, L. I., HOUSES AND BUNGALOWS.
5 to 16 rooms, \$2,500 to \$12,000.
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WESTCHESTER COUNTY RYE. Westchester County.
Within 5 minutest walk of the Apawamis Club;
large dwelling containing 5 master's rooms, a
baths, 3 servants' rooms, Good garage and stable,
About 8 acres of beautifully cultivated land. ery reasonable. Bryan L. Kennelly, 156 Broadway.

CALIFORNIA BUNGALOW AT LAKE MAHOPAS —Camp type: stone fireplace; very conveniently located, with permanent water rights: \$3,150. or will sell, furnished, \$3,550. Lake Mahopse Corporation. 1 Madison are.

OLD-FASHIONED HOUSE, SPACIOUS ROOMS, large grounds, Hudson River view; rent, \$1,500. ALGNG-THE-HUDSON COMPANY, 43 Cedar st. COUNTRY ESTATES. SALE OR RENT. STEWART C. SCHENCK, 51 East 42d St.

WANT A COUNTRY HOME OR FARMY 7 East 42d St., N. V. T EAST 42D ST. TELL MURRAY HILL 6037.

JERE JOHNSON, Jr., Co.—Real estate auct'r, 198 Mentague at., B'klyn, Tel. Main 1238.

sold by the First Universalist Mission of New York through a client of Pease & Elliman, who plans to use the property for business purposes. The building is three stories high and covers a